



SCALE 1"=2000'

**LEGEND**

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ELEC. = ELECTRIC  
TELE. = TELEPHONE  
CA. T.V. = CABLE TELEVISION  
ESM'T. = EASEMENT  
B.S.L. = BUILDING SETBACK LINE  
F.I.R. = FOUND IRON ROD

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S20°30'10"W	46.77
L2	S61°21'28"E	81.61
L3	N74°22'39"E	33.67
L4	S42°38'39"W	56.65
L5	S22°32'22"W	34.78
L6	S68°24'20"E	27.10
L7	S31°30'23"E	43.53
L8	S67°51'59"E	107.33
L9	S00°24'42"E	30.21
L10	S33°50'48"E	33.06
L11	S20°30'05"W	53.06
L12	S64°59'50"W	41.64
L13	S32°38'05"E	141.20
L14	N74°56'29"E	15.72
L15	S45°34'28"E	45.18
L16	S67°31'38"E	31.60
L17	S60°50'53"E	14.46
L18	N30°37'27"E	14.48
L19	S47°48'34"E	54.95
L20	S24°34'51"E	66.07
L21	N78°18'53"E	26.27
L22	N78°18'53"E	26.29
L23	N64°33'00"E	37.00
L24	S46°05'05"E	25.14
L25	S40°36'37"E	25.07
L26	S08°09'47"W	42.77
L27	S33°47'42"E	29.24

ERNEST ORTIZ ET UX  
LOT 1  
19.93 ACRES  
VOL 2456 PG 167

**NOTES:**

1. SURVEY WAS PERFORMED ON JANUARY 12, 2006 BY MEISER BECKER SURVEYORS, P.C.
2. BEARINGS ARE GRID NAD 83, TEXAS COORDINATE SYSTEM, CENTRAL ZONE.
3. THIS PROPERTY IS NOT IN THE 100-YEAR FLOOD PLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 1704012B C, EFFECTIVE DATE: JULY 1, 1992.
4. ALL SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN ZONING ORDINANCE.
5. THIS PROPERTY CURRENTLY HAS A PD-M ZONING CLASSIFICATION. A REVISED PD-M HAS BEEN SUBMITTED CONCURRENTLY WITH THIS PRELIMINARY PLAN.
6. ALL ACCESS DRIVES SHALL COMPLY WITH "ACCESS DRIVEWAYS TO 'XDOT' ROADWAYS." THIS PROPERTY IS NOT A "XDOT" ROADWAY.

## Received

JUL 12 2006

**Development & Engineering  
Services**

**LOT 1**  
**BLOCK 1**

34.775 ACRES  
VOL. 1968, PG. 108

**BRYAN, TEXAS**

**OWNER:**

M. LIPSTZ & CO.  
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**SURVEYOR:**

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**MATKIN-HOOVER**  
**ENGINEERING**

CIVIL ENGINEERS  
LAND PLANNERS  
CONSULTANTS

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